

HUNTERS[®]

HERE TO GET *you* THERE



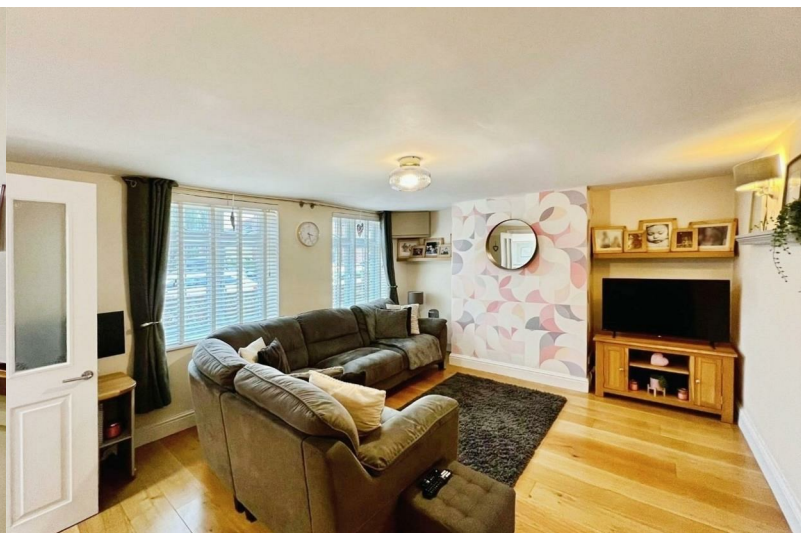
22 Salter Street

Berkeley, GL13 9DB

Guide Price £385,000



Council Tax: C



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Canopy Entrance Porch

Via part glazed front door to entrance hallway with stairs to first floor landing, radiator.

Kitchen

Fitted with a range of cream Shaker style wall and base units with wooden work-surfaces over, fitted oven and hob with extractor over, ceramic sink, integrated dishwasher and washing machine, wood flooring, inset ceiling spotlights, tiled splash-back, radiator, built-in seating area, window to rear.

Cloakroom/Shower Room

Fitted with a shower cubicle, WC, basin, extractor fan, tiled walls, frosted window.

Lounge

Two windows to front with fitted blinds, radiator, wood flooring.

First Floor Landing

From the entrance hall stairs lead to first floor landing with access to loft space.

Bedroom One

Window to rear aspect with fitted blind, radiator.

Bedroom Two

Window to front aspect with fitted blind, radiator.

Bedroom Three

Window to front aspect with fitted blind, radiator.

Bathroom

Fitted with a corner shower unit, bath, frosted window, towel rail, basin, WC, laminate flooring, part tiled walls.

Outside

To the rear is an area of Astro-Turf, shrubs and bushes, wall and fence boundaries, decked area with pergola, a generous workshop with power and light, outside lighting and side access leading to the front of the property.

To the front is a gravelled driveway providing offroad parking for several vehicles, walled boundaries and patio path to front door.

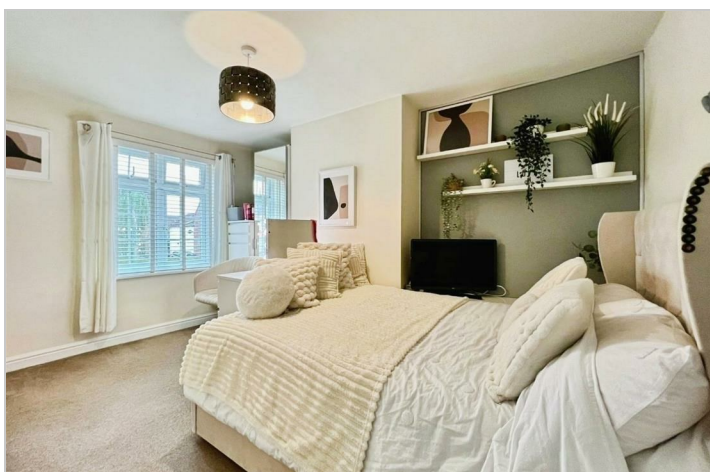
Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Salter Street, Berkeley is a beautifully presented three-bedroom end terrace home offering generous living space and stylish finishes throughout. The property features three double bedrooms, a modern kitchen with built-in appliances with a dining/seating area, a contemporary downstairs shower room, a welcoming lounge to the front with wood flooring and a modern upstairs bathroom which includes a separate shower for added comfort.

Outside, there is off-street parking for multiple vehicles, side access, and a rear garden designed for easy maintenance with an astro-turfed area and decking, perfect for entertaining. A large outbuilding with power and light provides excellent storage or workspace potential and the property is enclosed by attractive wall and hedge boundaries.

Berkeley offers a wide range of amenities with doctors surgery, primary school, local shops and coffee shops and is surrounded by scenic Severn Vale countryside with convenient access to the A38 and M5 motorway making this an ideal commuting point for those travelling to the larger centres of Bristol, Gloucester, Cheltenham and Bath.

- Beautifully Presented Three-Bedroom End Terrace
 - Modern Kitchen With Built-In Appliances and Dining/Seating Area
 - Lounge to Front With Wood Flooring
 - Off-Street Parking for Multiple Vehicles
- Low-Maintenance Garden With Astro-Turfed Area and Decking, Ideal For Entertaining
- Three Double Bedrooms
- Contemporary Downstairs Shower Room
- Modern Upstairs Bathroom With Separate Shower
 - Side Access to Rear Garden
- Large Outbuilding With Power and Light



Road Map



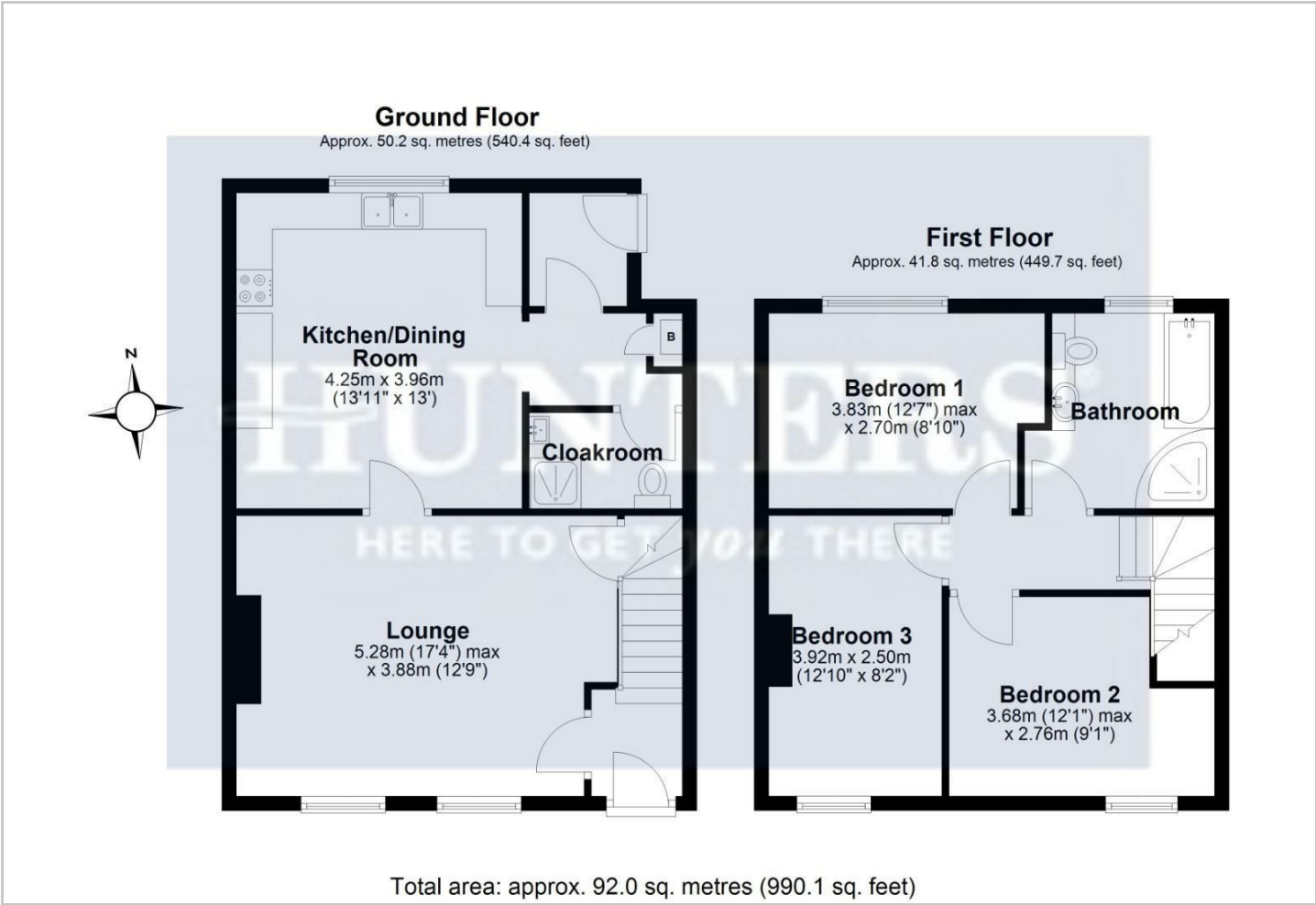
Hybrid Map



Terrain Map



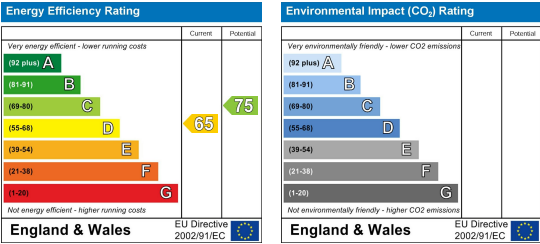
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.